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October 10, 2008

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
 ON THE
 ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Washington Beech
 PROJECT MUNICIPALITY : Boston (Roslindale)
 PROJECT WATERSHED : Boston Harbor
 EOE NUMBER : 14312
 PROJECT PROPONENT : **Trinity Washington** Beech Limited Partnership
 DATE NOTICED IN MONITOR : September 10, 2008

Pursuant to the Massachusetts Environmental Policy Act (G. L., c. 30, ss. 61-62I) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I determine that this project does not require the preparation of an Environmental Impact Report (EIR).

Project Description

As described in the Environmental Notification Form (ENF), the proposed project entails the redevelopment of the Washington Beech public housing project, which is located on a 7.6-acre site on Washington Street in Boston's Roslindale neighborhood. The project will demolish 266 apartment units and replace them with 191 rental units, 15 homeownership units, community facilities, a park, and 149 on-street parking spaces. The project will reduce the amount of impervious surfaces on the project site by 0.7 acres, for a total of 5.3 acres of impervious surfaces. The project will create two new public streets and one new private street. The proponent plans to erect a bus shelter at the corner of Washington and Beech Streets.

MEPA Jurisdiction and Permitting Requirements

The project is undergoing review pursuant to 301 C.M.R. 11.03(1)(b)(6) of the MEPA regulations because it will receive state funding from a variety of sources and requires approval



in accordance with M.G.L. c. 121A of a New urban redevelopment project or a fundamental change in an approved urban redevelopment project, provided that the Project consists of 100 or more dwelling units. The project does not require any permits from state agencies. The project will undergo extensive review by the City of Boston, including Article 80 Large Project Review by the Boston Redevelopment Authority (BRA). Because the project site is greater than one acre, the project must obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from the U.S. Environmental Protection Agency (USEPA). Because the project involves financial assistance from agencies of the Commonwealth, MEPA jurisdiction is broad in scope and extends all aspects of the project with the potential to cause damage to the environment, as defined in the MEPA regulations.

Review of the ENF

Stormwater Management

The planned reduction in imperviousness would improve infiltration of rainwater and reduce the volume of runoff and contaminants that otherwise would be conveyed from impervious surfaces. According to the Massachusetts Department of Environmental Protection (MassDEP), this project also appears to be suitable for other low impact development (LID) stormwater control strategies and practices that could be incorporated into the stormwater management system design to redirect rainwater for reuse and stormwater for recharge on the project site. For example, the flat-roof buildings could be vegetated as green roofs to capture stormwater, and pervious pavement would be appropriate for low-intensity parking areas and sidewalks on site. There also may be an opportunity to add raingardens/bioretenion areas and tree box filters for enhanced stormwater infiltration in open space and landscaped strips. When combined with pollution prevention measures, LID can be less costly than conventional gutter and pipe drainage system and can provide redundancy for stormwater control.

In order to minimize irrigation needs, the City of Boston Environment Department suggests the planting of drought-tolerant groundcover and plants and stormwater retention and reuse. If some form of irrigation is necessary, a drip system is recommended. The proponent should strive to infiltrate stormwater to the greatest extent possible and the use of permeable paving for walkways is suggested as one method of doing so.

Massachusetts Contingency Plan

There are records of three releases of contaminants on the project site, RTN # 3-13051, #3-15223, and #3-17217. The waste site clean-up issues have been described in the ENF, and the proponent is aware of the activity and use limitations (AULs) on the project site that require a Soil Management Plan and Health and Safety Plan (HASp) for use during construction of the project. According to the ENF, the construction contractor will be responsible for completion of the work in

accordance with the AUL, preparation of the HASP, proper off-site removal of contaminated soil, and disposal of solid waste and debris.

Wastewater

The ENF states that the estimated 33,600 gallons per day (gpd) of wastewater flow from the project will be approximately 43 percent less than the existing 70,290 gpd because the total number of bedrooms will be reduced from 639 to 420, though actual flows will probably approach a 50 percent reduction due to mandated conservation measures. Because wastewater flows will be reduced by the project, it will not require a Sewer Connection Permit from MassDEP. The proponent should note BWSC's detailed comments regarding the project's water use and wastewater generation.

Construction Period

The proponent should note detailed comments submitted by MassDEP and the Boston Environment Department regarding air quality during the construction period and recycling of construction and demolition materials.

Conclusion

Based on the information provided by the proponent and consultation with relevant public agencies, I conclude that no further MEPA review is required. The review of the ENF has served to adequately disclose potential impacts and mitigation, and to demonstrate that project impacts do not warrant the preparation of an Environmental Impact Report.

October 10, 2008
Date



Ian A. Bowles

Comments received:

10/2/08	Department of Environmental Protection Northeast Regional Office
10/7/08	Boston Water and Sewer Commission
10/9/08	City of Boston Environment Department

IAB/RB/rb